

**PLANNING BOARD
BOROUGH OF RUMSON
July 13, 2020
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with **meeting number 859 4118 4237 or use the link below.**
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/85941184237>

Audio Only Options:

1. If you are joining by telephone, dial **+1 646-558-8656 followed by the meeting number 859 4118 4237**
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

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Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

Approval of the minutes for the March 9, 2020 meeting.

1. Resolutions:

Hubler, approving extension of Minor Subdivision approval for the property located at 7 Somerset Drive. The approval was for the subdivision of the existing tract into two (2) new single-family building lots. Lot A is an irregular shape lot that consists of 102,598 square feet (2.36 acres) and has 75 feet of frontage on Somerset Drive. The existing dwelling is proposed to remain. Lot B is an irregular shape lot that consists of 75,857 square feet (1.74 acres) and has 125 feet of frontage on Somerset Drive. A new single-family dwelling is proposed on this lot. The Board adopted the Resolution of approval on August 5, 2019 the required 190 day filing period that ended on February 11, 2020. The applicant failed to file a plat or deeds as required by statute. The extension requires that the applicant shall file a plat or deeds as required by statute on or before June 5, 2020 which is 60 days from the date of adoption of this resolution. The property is located in the R- residential Zone shown on the Borough of Rumson Tax Map as Block 18, Lot 41.01.

Forrestdale / Deane - Porter Elementary Schools, capital review for proposed parking and circulation improvements and interior classroom renovations. The property is located at 60 Forrest Avenue in the POS-Zone (Public Facilities and Open Space) shown on the Borough of Rumson Tax Map as Block 44, Lot 15.

Rumson-Fair Haven Regional High School, capital review for proposed new woodshop addition and interior renovations. The property is located at 74 Ridge Road in the POS-Zone (Public Facilities and Open Space) shown on the Borough of Rumson Tax Map as Block 58, Lot 1.

2. Forrestdale / Deane - Porter Elementary Schools, capital review for the proposed acquisition of property to be added to the existing Forrestdale Dean-Porter tract. The subject property is located at the corner of Forrest Avenue and Narumson Street. The property is located at 16 Narumson Street in the R-5 Residential Zone shown on the Borough of Rumson Tax Map as Block 44, Lot 1.

3. Alan Trent & Michael & Korinne Timpone, Minor Subdivision (Lot Line Adjustment) application for properties located at 5 Osprey Lane (Block 126, Lot 13) and 87 Rumson Road (Block 126, Lots 14 & 15). The application is proposing a lot line adjustment to create two (2) new lots out of the existing three (3) lots. Lot 14 will be eliminated creating a new common property line between lots 13 and 15, thus increasing the size of the new two (2) lots. Proposed Lot 15.01 is a corner lot that consist of 254,521 square feet (5.843 acres) and has 536.41 feet of frontage on Rumson Road and 442.78 feet of frontage on Osprey Lane. Proposed Lot 13.01 is an interior lot that consists of 128,282 square feet (2.945 acres) and has 293.10 feet of frontage on Osprey Lane. It is our understanding that existing dwellings and all accessory structures are to remain and that no new construction is proposed. The properties are located in the southeast corner of Rumson Road and Osprey Lane in the R-1 residential Zone shown on the Borough of Rumson Tax Map as Block 126, Lots 13, 14 & 15.

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4. Michael McCarty, continued Minor Subdivision application from the January 6, 2020 Planning Board meeting for the property located at 3 Blackpoint Horseshoe. The property is a 3.599 acre tract located at the corner of Blackpoint Road and Navesink Avenue with 305 feet of frontage on Blackpoint Horseshoe and 503 feet of frontage on Navesink Avenue, which contains the existing dwelling, driveway, walkways, decks and pool that are all proposed to be removed. The applicant proposes to subdivide the tract into two (2) new single-family building lots. The subdivision plan and proposed lot layout has been revised since the last Planning Board meeting to eliminate all variances **REVISED OR NEW COMMENTS ARE IDENTIFIED IN BOLD TYPE**:

The proposed subdivision has been revised to conform to Ordinance Section 22-7.32 Lots Bordering on a River, which permits the yard bordering on a river or navigable waterway to be designated as front yard if the water frontage conforms to the minimum lot frontage for the zone. This has been applied to the proposed Lot 1.02 which is an interior lot located on Blackpoint Horseshoe that consists of **67,550.33 square feet (1.5507 acres)** and has **99.54 feet of frontage on Blackpoint Horseshoe and 153.39 feet of water frontage along the Navesink River**. Lot 1.01 is a corner lot that consists of **89,243.97 square feet (2.0488 acres)** and has **205.46 feet** of frontage on Blackpoint Horseshoe and 503 feet of frontage on Navesink Avenue and **water Frontage of 153.40 along the Navesink River**. **In addition, the plan was updated to include the identification of trees previously removed from the property**. New single-family dwellings are proposed on both lots. The property is located in the R-2 Residential Zone shown on the Borough of Rumson Tax Map as Block 79, Lot 1.

5. Executive Session (if necessary).

6. Adjournment.

cc to: State Shorthand Reporting Service